

## ARTICLE 8. DEVELOPMENT MODIFICATION

### Evaluation of Selected Previously-Approved Projects Using Development Modification Point System

**Boltwood Place** (SPR 2010-00004/SPP 2010-00001 and SPR 2011-00005) – A new mixed-use, LEED certified, five story building in downtown Amherst on same property with Judie’s Restaurant. Ground floor to be retail/commercial with **12 residential units** above (Section 3.325 of the Zoning Bylaw). Project located in the B-G zoning district in downtown Amherst. Does not include affordable dwelling units. All units considered “visitable”, although they may not be completely universally accessible.

<b>Minimum about 52 points:</b>	<b>2 additional units; total 14 units</b> <b>1 additional story; total 6 stories</b>
<b>Maximum about 90 points:</b>	<b>5 additional units; total 17 units</b> <b>1 additional story; total 6 stories</b>

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**Sunwood Pines** (SPP 2005-00002) – A 20-unit Open Space Community Development (OSCD), all residential (Section 4.5 of the Zoning Bylaw). Project is in the R-N zoning district in North Amherst, on Pine Street. Does not include affordable dwelling units. Two units will be universally accessible.

<b>Minimum about 4 points:</b>	<b>0 additional units; total 20 units</b>
<b>Maximum about 22 points:</b>	<b>1 additional unit; total 21 units</b>

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**Apple Brook** (SUB 2007-00003/SPR 2007-00009) – An 8-lot, 11-unit Cluster Subdivision, all residential (Section 4.3 of the Zoning Bylaw). Project is partially in the R-O and partially in the R-LD zoning district, on West Street in South Amherst, near Atkins Corner. For purposes of this exercise, it was assumed that the front portion of the parcel had been rezoned R-VC (based on the potential Atkins Village Center rezoning). Does not include affordable or accessible units.

<b>Minimum about 32 points:</b>	<b>0 additional units; total 11 units</b>
<b>Maximum about 46 points:</b>	<b>1 additional unit; total 12 units</b>

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**Strawberry Field** (ZBA 2008-00022) – A 17-unit PURD development, all residential (Section 4.4 of the Zoning Bylaw). Project is in R-O/PURD zoning district, on South East Street in South Amherst. The project includes two affordable units, as required by Section 15 of the Zoning Bylaw, for moderate income individuals or families. All units will be first-floor universally-accessible.

<b>Minimum about 14 points:</b>	<b>0 additional units; total 17 units</b>
<b>Maximum about 69 points:</b>	<b>1 additional unit; total 18 units</b>